

COUNTY OF KAUAI
BROWNFIELDS ASSESSMENT PROJECT
PROJECT WORKPLAN

Prepared for the
United States Environmental Protection Agency
Region IX

Prepared by
County of Kauai
Office of Economic Development

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Cooperative Agreement

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A. RECIPIENT TITLE

COUNTY OF KAUAI BROWNFIELDS ASSESSMENT

B. BACKGROUND/PROJECT DESCRIPTION

Description of Kauai County and its Communities

The oldest of the eight major Hawaiian islands, Kauai is substantially more mature than her sister islands. Given long-term exposure to natural influences, the island's physical attributes, epitomizes the beauty and value of the island's physical environment, leading to its moniker as the state's "Garden Island." A relatively small oceanic island of just over 627 square miles, Kauai displays extremely steep cliffs, sloping plains, and coastal and riverine bottomlands.

Compared to Oahu (876,156 people), Kauai is much less populated, with a Census 2000 count of 58,463. The most populated areas are urbanized Kapaa (9,472 people) and the County's "capitol" of Lihue (5,674 people). Kauai is culturally mixed, with almost 24% of her people identifying themselves as multi-racial on the 2000 census. According to the 2000 Census, 31.5% of the population on Kauai is of Hawaiian or mixed-Hawaiian ancestry. In additions, 19.1% are Filipino, approximately 29.5% are Caucasian, approximately 12.8% are Japanese, and the rest are from various other ethnicities. (Source: U.S. Census Bureau. (2000). Census 2000.)

The families of the Kauai communities come from a range of socio-economic backgrounds. Per capita income is \$20,301. Housing is available in single-family residences and small apartment buildings. According to the 2001 Annual Demographic Supplement from the U.S. Census Bureau, additional statistics for the community include:

- 26.3% of Kauai's 58,463 people are under age 17.
- 19.4% of adults completed a college education (26.2% statewide)
- 83.3% of adults graduated from high school (84.6% statewide)
- 15.9% of households received public assistance income (16.4% statewide)
- Average household size is 2.9, the same as the state average.
- 14.9% of Kauai families receive food stamps (13.2% statewide)
- 19.8% of the population, ages 21-64 with disabilities (17.7% statewide)
- 43.7% own their own home and 56.3% are renters.

Additional statistics:

- Percentage of Low-Moderate in Kauai Communities (Census 2000)

Anahola	66.6%
Eleele	47.3%
Hanalei	54.9%
Hanamaulu	51.7%

Hanapepe	49.7%
Kalaheo	37.5%
Kalihiwai	51.3%
Kapaa	56.9%
Kaunakani	71.0%
Kekaha	53.8%
Kilauea	53.8%
Koloa	60.0%
Lawai	39.3%
Lihue	45.2%
Omao	41.6%
Pakala	82.5%
Poipu	37.1%
Princeville	36.1%
Puhi	53.0%
Wailua	48.9%
Wailua Homesteads	46.8%
Waimea	54.1%

- Elderly Population (60+): 10,468 or 18% of the population.
Source: Office of Elderly Affairs, Oct. 2003
- Unemployment Rate: 4.6%
Source: Hawaii State Dept. of Labor and Industrial Relations, Sept. 2003
- Poverty Rate: 10.3%
Source: Based on Model with Census 2000 data
- Land Use:

Urban	4.0%
Conservation	56.0%
Agriculture	39.0%
Rural	<1.0%

Source: State of Hawaii Land Use Commission, 12/31/01

The economy of the island was once driven by the sugar industry, which has been declining since the 1990's. In the last 10 years, two sugar plantations have closed, leaving only a single plantation in operation. Kauai now thrives on tourism, which dwindled after the devastation caused by Hurricane Iniki in 1992, and is once again on the upswing. Other economic mainstays are the military (Pacific Missile Range Facility) and its related high technology support industries, and diversified agriculture, including coffee, taro, guava, corn and a fledgling timber industry. (Source: County of Kauai: Overall Economic Development Plan Update, May 2000)

Need For The Project

The major shift from an agricultural economy to a tourism-based economy has created hardships for the local community, especially the first and second generation immigrants brought in to work on the sugar and pineapple plantations. Many of the practices of the plantation are no longer environmentally acceptable. Use of harsh pesticides, herbicides

and other chemicals such as DDT, Chlordane, heptachlor, etc. used a long time ago are still impacting the environment, development and land use today. For example, used oil was once spread on roadways to keep dust down and Chlordane was a common pesticide used for insect control. Traces of these and other elements are still found today. Old plantation dumps were commonly sited in gulches near the ocean and mill sites/baseyards were also locations for hazardous materials handling and storage.

It is unknown how many Brownfield sites exist in the County of Kauai. There are numerous former agricultural and light industrial areas that are suspected of possible contamination because of the type of business activities conducted in the past. Kauai, as an island community, places a high premium on available land for development. An assessment of potential Brownfield sites and their subsequent cleanup will make these properties more productive and help in the overall stimulation of the economy, as well as helping the community be environmentally responsible as stewards of the land. In some cases, just the perception of property containing contaminants has prevented sale or development to occur. Kauai County hopes to put now abandoned and unused properties to higher uses, thus increasing our tax base, creating more jobs and reducing the pressures to develop open or prime agricultural lands. The use of previously disturbed lands will also save the existing lands for better and higher uses relating to agriculture, open space and conservation. In many instances, some of these lands may be returned to productive agriculture or parks that meet community needs.

The state motto, “Ua mau ke ea o ka aina i ka pono” means “the life of the land is perpetuated in righteousness.” The people of Kauai and the State of Hawaii believe in this motto. It is a basic belief that the land, if taken care of and nurtured properly, will take care of its people. If the land dies through neglect or from human-caused contamination and pollution, the human population will also die. This belief is also prevalent in other ancient cultures ranging from the indigenous American Indian tribes to the tribes of the Amazon rainforests.

Project Description

This project seeks to conduct an assessment of potential brownfields sites in the County of Kauai. The study will seek to identify, inventory, characterize and assess sites potentially contaminated by hazardous substances, pollutants, or contaminants, including hazardous substances co-mingled with petroleum. The County does not have specific sites identified and it is unknown how many brownfield sites exist in the County of Kauai. This project is proposed to be a general brownfields community-wide assessment using existing information such as, but not limited to oral testimonies, public input, landowner input and historical documentation to compile a general list of potential sites. We will partner with State and County agencies, agribusinesses, private landowners, environmental organizations, non-profit agencies and anyone else with personal or historical knowledge to compile an inventory of potential sites. University studies that collected oral histories from former plantation workers may be of great value in trying to pinpoint areas of possible contamination. Key areas that are obvious for inclusion on the potential brownfield list are the former plantation dumps and abandoned sugar mill sites and equipment maintenance yards. The general list will then be screened for the greatest redevelopment potential and a list of 5 priority sites will be selected for a Phase I

environmental assessment study. Upon examination of the Phase I results and discussions with landowners and consideration of public input, two priority sites will be selected for Phase II environmental assessment studies. The ultimate outcome of the assessment studies are to provide the County and landowners with enough data to seriously consider site cleanup and property re-development.

C. GOALS AND OBJECTIVES

The County of Kauai's objectives are to conduct a comprehensive program to identify, inventory, characterize and assess sites that are potentially contaminated by hazardous substances, pollutants, or contaminants, including hazardous substances co-mingled with petroleum. The primary objective of this assessment is to put prime developable lands back in to productive use. We will do a general inventory and then try to prioritize the list to those sites with the greatest redevelopment potential. The criteria for site selection may include, but not be limited to:

- Potential for economic development benefits such as job creation or retention, tax revenue generation, square footage of redevelopment, and total revenue generation;
- Availability and market demand for the site;
- Timeframe for redevelopment of the site;
- Community support and interest for cleanup and redevelopment;
- Impact to surrounding land use;
- Potential impact to low and moderate income families and to the disadvantaged, as well as potential for affordable and low-income housing; and
- Land owner support.

Kauai's limited land area available for development makes this program a valuable tool to turn a liability into a productive asset.

D. SCOPE OF WORK (subject to modifications upon the hiring of a consultant)

Task 1: Solicit qualifications from qualified environmental consultants via a Notice for Professional Services (Issued on May 19 and closed on June 15, 2004).

Budget: \$0

Estimated Completion Date: August 15, 2004

Deliverables: Notice for Professional Services; Brief report on contractor selection process, including the evaluation committee members, number of responses received and final ranking sent to Mayor for recommended award.

Task 2: Negotiate contract based on EPA-approved work plan and scope of work.

Budget: \$154,808

Estimated Completion Date: September 30, 2004 (Note: Target date is dependent on receipt of final EPA approval, award letter and funds transfer from EPA).

Deliverables: Executed consultant contract.

Task 3: Provide project management oversight for the brownfields assessment study. Attend meetings and conferences related to brownfields in the project area. One Kauai official will attend two regional and two national meetings over the course of the two year project period.

Budget: \$36,000 for project management and \$7,692 for travel

Estimated Completion Date: To be complete over the 2 year period.

Deliverables: Conference materials and list of contacts, if requested.

Task 4: Conduct Community Outreach to inform the community and other stakeholders of the assessment project and the intended outcome of the program. Public input may also be valuable in the creation of a general list of potential sites that will be used as a starting point for the assessment study. EPA Brownfields Assessment Workshop in November 2004.

Budget: \$1,500

Estimated Completion Date: Outreach to run the course of the two year assessment study period.

Task 5: Develop specific investigative sequence of tasks in discussions with consultant. Included will be a Sampling and Analysis Plan (SAP), Quality Assurance Project Plan (QAPP), and a Health and Safety Plan (HSP). The SAP, QAPP and HSP will meet the format and content requirement of the regulatory oversight agency. Since this project will be 100% funded by EPA, EPA will also review and approve the QAPP and SAP. All draft documents sent to the regulatory agency will be sent concurrently to EPA.

Budget: Included in consultant contract.

Deliverables: Final document approved by the regulatory agency.

Task 6: Develop a general list of potential sites via a literature search, use of maps and historical data, including interviews with State and County personnel, and community outreach to the general public and private landowners to develop a list of potential sites.

Budget: Included in Consultant Contract
Estimated Completion Date: March 30, 2005

Deliverables: General list of potential brownfield sites and public contacts.

Task 7: Develop a short list of 5 priority sites based on factors such as redevelopment potential, landowner cooperation and public input.

Budget: Part of Consultant Contract
Estimated Completion Date: June 30, 2005

Deliverables: Methodology/criteria for prioritizing potential sites.

Task 8: Conduct Phase I Environmental Survey Assessments for the 5 priority sites. The Phase I ESA will identify the presence or likely presence of any hazardous substances or petroleum products on a property that indicate an existing release, past release or a threat of a release of a hazardous substance or petroleum product into structures or into the ground, ground water or surface water on the property.

Budget: Included in Consultant Contract
Estimated Completion Date: November 2005

Task 9: Conduct Phase II ESA's for the top 2 sites. Phase II ESA's will evaluate the recognized environmental conditions identified in the Phase I screening process for the purpose of providing enough information regarding the nature and extent of the contamination to assist in making informed business decisions about the property. The Phase II ESA may include, but not be limited to sampling and testing of the subsurface soils, ground water and/or surface water on the property. The Phase II ESA may also include asbestos, lead-based paint, or other hazardous materials surveys.

Budget: Included in Consultant Contract
Estimated Completion Date: March 2006

Deliverables: SAP/QAPP, HSP for each specific site sent to EPA. Assessment reports and supporting documents as determined by

EPA Project Officer and County. Property Profile Form (OMB No. 2050-0192) for each property

Task 10: Provide regular quarterly reports to EPA related to grant activities.

Budget: Included in Project Management costs.
Estimated Completion Date: August 2006.

Task 11: Provide Final Activities Summary Report to EPA. Summary report shall describe the assessment activities performed under this grant and a discussion of any changes implemented from the original plans. This report shall contain supporting documents such as sampling results, field photographs, and contractor progress reports. The County shall also write a self evaluation of the assessment work conducted under the grant. The self evaluation shall highlight successes, impediments, lessons learned, and a description of future tasks which will be necessary to complete the development of the priority sites.

D. SCHEDULE OF DELIVERABLES

August 15, 2004	Notice of Professional Services (RFQ) solicitation and consultant selection.
Sept. 30, 2004	Consultant contract negotiations and executed contract.
November 2004	EPA Brownfields Assessment Workshop
March 30, 2005	Consultant research and creation of long list of potential assessment sites. Select top 5 priority sites.
November, 2005	Phase I Environmental Assessment Studies completed for top 5 sites. Select top 2 sites for Phase II ESA's.
March, 2006	Phase II Environmental Assessment studies completed for the top 2 sites. Property profile forms for the top 2 sites completed.
August, 2006	Final Activities Report submitted. Project completion.